



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **B-2**

May 1, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION
APPEALS BOARD
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations for approval:

41323 North 22nd Street West, Palmdale
21528 East Avenue G, Lancaster
18044 Elizabeth Lake Road, Lake Hughes
2614 North McNally Avenue, Altadena
4934 North Mangrove Avenue, Covina
5316 West Avenue M-4, Quartz Hill
85 East Las Flores Drive, Altadena
33600 Longview Road, Pearblossom
9722 East Avenue Q-2, Littlerock

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board,

appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair of substandard structures; the rebuilding or demolition of substandard structures; and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

FISCAL IMPACT/FINANCING

No negative fiscal impact or increase in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 41323 North 22nd Street West, Palmdale

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by May 16, 2003, and maintained cleared thereafter. b) That the structure be closed to prevent unauthorized entry by May 16, 2003, and maintained closed thereafter. c) That the structure be repaired per noted defects by June 4, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. Portions of the exterior wall covering are missing.
4. Doors and windows are broken.
5. The interior walls are damaged.
6. The ceiling covering is damaged.
7. The required heating appliance is inoperable.
8. Electrical wiring is unsafe due to exposed conductors.
9. Fixtures and receptacle outlets are missing.
10. The dwelling lacks hot and cold running water to the required plumbing fixtures.
11. Portions of the waste, vent, gas, and water piping are insanitary.

12. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item No. 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 21528 East Avenue G, Lancaster

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by June 4, 2003, if substantial progress is made, extend to July 7, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by June 4, 2003, if substantial progress is made, extend to July 7, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are dilapidated, open, and accessible to children and others, vandalized, and exist as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. Abandoned vehicles, buses, trailers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

ADDRESS: 18044 Elizabeth Lake Road, Lake Hughes

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 16, 2003, and maintained cleared thereafter. b) That the structure be rebuilt to Code or demolished by June 4, 2003. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building has been fire damaged and apparently abandoned.
3. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
4. Doors and windows are broken.
5. The roof covering is fire damaged.
6. The interior walls and wall covering in the building are fire damaged.
7. The nonconforming detached utility shed is in a state of disrepair.
8. The electrical service is unsafe due to fire damage.
9. Electrical wiring in the interior is unsafe due to fire damage.
10. The dwelling lacks hot and cold running water to the required plumbing fixtures.
11. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item No. 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 2614 North McNally Avenue, Altadena

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by May 21, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 21, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Broken or discarded furniture in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods in yard areas contiguous to streets or highways.

ADDRESS: 4934 North Mangrove Avenue, Covina

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by May 16, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 16, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. An attractive nuisance dangerous to children in the form of abandoned or broken equipment.
4. Broken or discarded furniture in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.
8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 5316 West Avenue M-4, Quartz Hill

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 16, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 16, 2003. c) That the structure be repaired per noted defects by June 4, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. Doors and windows are broken.
4. Portions of the exterior wall covering are fire damaged.
5. The exterior wall is damaged.
6. The interior walls and wall covering in the building are fire damaged.
7. The electrical service is fire damaged.
8. The dwelling lacks hot and cold running water to the required plumbing fixtures.
9. The premises contain an inoperable or apparently abandoned vehicle which is readily visible to the public.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item No. 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 85 East Las Flores Drive, Altadena

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by June 4, 2003, if substantial progress is made, extend to July 7, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by June 4, 2003, if substantial progress is made, extend to July 7, 2003.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Weeds and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Junk and building materials scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 33600 Longview Road, Pearblossom

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 16, 2003, and maintained cleared thereafter. b) That the structure be rebuilt to Code or demolished by June 4, 2003. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. Doors and windows are broken.
4. Portions of the exterior wall covering are fire damaged.
5. The roof covering is fire damaged.
6. The floor is fire damaged.
7. The interior walls are fire damaged.
8. The nonconforming detached garage in a state of disrepair and should be demolished.
9. The electrical service is fire damaged.
10. Electrical wiring is unsafe due to fire damage.
11. The dwelling lacks hot and cold running water to the required plumbing fixtures.

12. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item No. 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 9722 East Avenue Q-2, Littlerock

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 16, 2003, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 16, 2003. c) That the structure be rebuilt to Code or demolished by June 4, 2003. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The roof covering is fire damaged.
5. The roof supports are inadequate.

6. The floor is fire damaged.
7. The ceiling joists and covering are fire damaged.
8. The nonconforming attached garage is hazardous and should be demolished.
9. The electrical service is noncomplying due to exposed conductors.
10. Electrical wiring is unsafe due to vandalism and fire damage.
11. Fixtures and receptacle outlets are unsafe due to fire damage.
12. The dwelling lacks hot and cold running water to the required plumbing fixtures.
13. The plumbing has been fire damaged.
14. The premises contain an inoperable or apparently abandoned vehicle which is readily visible to the public.
15. The premises contain open excavations.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors
May 1, 2003
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At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

ICP:pc
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office
County Counsel